



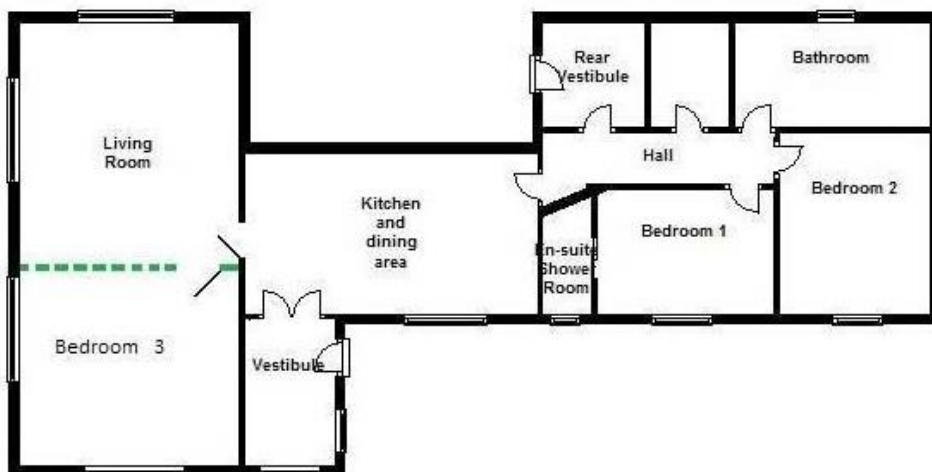
Onziebust, Farm & Lands, 100 acres or thereby, Wyre, KW17 2QA

The farm and lands of Onziebust offer peace and tranquillity together with privacy and includes a recently built spacious 2-3 bedroom dwelling, a former cottage, a range of outbuildings and land, which comes under the Common Agricultural policy which has been assessed as Region 1 which attracts the highest payments and extends to approximately 100 acres with approximately 65 acres of grass and 35 acres of grazing.

FIXED PRICE
£365,000



- Recently built 2-3 bedroom dwelling with UPVC framed double glazed windows and oil fired under floor central heating.
- High standard of accommodation.
- Spacious living room.
- Option to create 3rd bedroom by splitting the living room – this is indicated by the dashed line on the floor plan.
- Modern fitted kitchen with dining area.
- Bathroom has a shower and a bath and there is an en-suite.
- Outstanding views over the island to the sea and neighbouring islands.
- Small walled vegetable garden and drying green.
- The property has private access with no passing traffic.



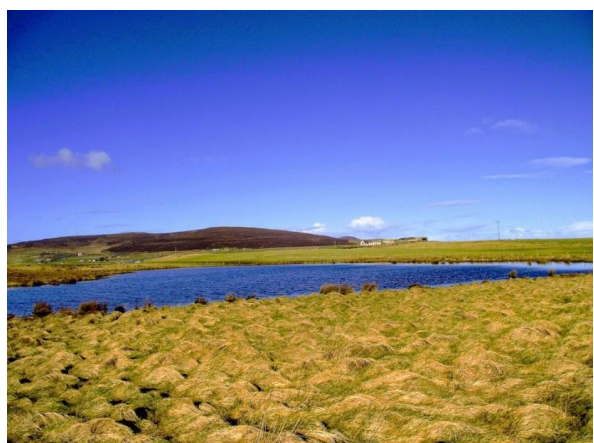


- The land, which comes under the Common Agricultural policy has been assessed as Region 1 which attracts the highest payments and extends to approximately 100 acres with approximately 65 acres of grass and 35 acres of grazing.
- Approximately $\frac{3}{4}$ mile of foreshore, a Bronze Age monument and the loch of Oorns which is gradually having trout introduced for the owners private use.
- The former cottage (7.2m x 3.53m) stands to the side of the house and may be suitable for modernisation or conversion into a home office or studio.
- The range of outbuildings includes a lean to greenhouse, barn workshop with inspection pit (18m x 9m), Barn – re-roofed last year (15m x 7.5m), sloped floor barn (13.5mx x12m), animal shed with 12 double stalls and feed shed (22.5mx x3.6m), goat shed with 2 double stalls (4.2m x 3.6m), 2 Nissan huts (12m x 4.8m), pig shed (6m x 4.5m), calf shed (6.6m x 3.6m) and a dog enclosure with kennel (5.4m x 3.6m).
- The boundary fencing is in good order with the internal fencing being upgraded and a water supply to most fields.
- A 5kw wind turbine has been erected on the farm and this feeds free electricity to the property. The ownership of the turbine is not included in the sale.



LOCATION

The island of Wyre is one of Orkney's inner north isles with a population of 8 and is connected to the Orkney mainland by the roll-on roll-off ferry, which has 5 daily return trips 6 days a week. Primary school pupils from the island attend the school on the neighbouring island of Rousay and secondary school pupils travel into Kirkwall. There are several places of archaeological interest and a rich variety of wildlife.



SERVICES - Mains electricity. Private water supply (borehole). Telephone. Private septic tank.

COUNCIL TAX BAND – Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band C.

ENTRY - By arrangement.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Fixed price of £365,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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AJB

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.